

1/15/23

Dear Staff and Commissioners,

In writing to register my opposition to the permitting of the "Twin Brooks" site at 35 Scudder Avenue despite its much heralded so-called contribution towards solving the housing crisis afflicting Cape Cod. At the very simplest level, this is merely yet another 40b project which front-loads a town's housing stock with expensive units that bring profit to developer and headaches to Town infrastructure with the sop of far too few affordable units to satisfy the real need of the Town of Barnstable and its County. The Town and the Commission should have the guts to make good decisions here for both the Town and Cape Cod. To that end, all the housing planned for this site should be built by the Town as affordable with a range of rents reachable by those desperately looking for such, funded supportively by federal and state agencies as a real recognition of the crisis facing this very unique landscape.

The landscape itself needs to be respected here - not frittered away by a regulatory agreement and other concessions which give unimaginable leeway to the developer to ignore the proven worth of conservation and zoning regulations governing this site. The goal here should be to respect and value this last remaining open area close to downtown Hyannis as a necessary green "lung" for the town and to provide an amount of affordable housing commensurate with the obligation to observe conservation and zoning regulations. Market rate housing should be left to other sites less threatened by over-building, if such exist. If the Cape Cod Commission hasn't the nerve to save Cape Cod, perhaps the Town Councilors of the Town of Barnstable can show them a way.

Yours sincerely,

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